

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-14009 – APPLICANT: PULTE HOMES - OWNER: HOWARD HUGHES CORPORATION -

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The development shall be in conformance with all applicable conditions of approval for the Zoning Application (Z-0135-93), Director's Business request (DIR-3934), Development Agreement (DA-0002-93), Major Modification (MOD-12395), City Referral Group CRG-13659, Site Development Plan Review (SDR-14047) and with the approved Summerlin Development Standards.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for emergency fire access.
4. Curbs on at least one side of the proposed 33-foot wide private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowners' Association. Parking shall not be permitted on private drives.
5. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Waiver does not constitute approval of any deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Waiver of Title 18.12.100 to allow private streets to be 33 feet wide where 37 feet is the minimum width required on 314 acres at the northwest corner of Lake Mead Boulevard and I-215.

EXECUTIVE SUMMARY

Public Works has no objection to the Request for a Waiver of Title 18.12.100 to allow 33-foot private streets where 37 feet is required as long as the “no parking” side is marked accordingly. Note that the Danbury and Petaluma products, which are single family attached units, are designed without driveways and are designed with units along private drives where parking is not permitted.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|---|
| 02/16/94 | The City Council approved a Development Agreement (DA-0002-93) for Summerlin Villages 10, 11, 12 and 26. This Development Agreement contains provisions regarding the reservation of water, the location of temporary batch plants, park sites, future annexations and amendments to the Summerlin Development Standards. The Planning Commission recommended approval on 01/13/94. |
| 02/16/94 | The City Council approved Rezoning request (Z-0135-93), which rezoned lands west of Hualapai Way, between Charleston Boulevard and Cheyenne Avenue, from NU (Non-Urban) to PC (Planned Community). The Planning Commission recommended approval on 01/13/94. |
| 09/15/04 | The City Council approved a Director’s Business item (DIR-3934) in which revised development standards for Summerlin were adopted. The Planning Commission recommended approval on 04/22/94. |
| 11/09/05 | The Summerlin City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-9964) for a proposed Aggregate Processing Batch Plant south of Cheyenne Avenue, west of the 215 Beltway, on a portion of the subject parcel. |

- 06/07/06 The Summerlin City Referral Group approved a request for a Major Modification (MOD-12395) to the Summerlin Master Plan to amend the existing land use designation from ER (Estate Residential) to SF-3 (Single Family Detached), MF-2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) on the subject property under (CRG-13659).
- 06/07/06 The City Council approved a request for a Major Modification (MOD-12395) to the Summerlin Master Plan to amend the existing land use designation from ER (Estate Residential) to SF-3 (Single Family Detached), MF-2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) on the subject property. The Planning Commission recommended approval.
- 06/08/06 The Summerlin City Referral Group approved a request for a Review of Condition (ROC-14019) of Summerlin Site Development Plan Review (CRG-9964) for a proposed aggregate processing batch plant south of Cheyenne Avenue, west of the 215 Beltway to allow extend hours of operation of 6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday.
- 07/13/06 The Planning Commission recommended approval of companion items WVR-14007, WVR-14008 and SDR-14047 concurrently with this application.
- 07/13/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #62/df).

B) Pre-Application Meeting

- 06/02/06 A pre-application meeting was held where the applicant agreed to submit a Site Development Plan Review prior to the submission the Tentative Map. At this meeting Public Works indicated that multiple Waivers and Deviations would also been needed prior to submission of the Tentative Map. Staff requested a revised open space plan be submit as part of the Site Development Plan Review.

C) Neighborhood Meetings

- 04/03/06 The applicant sponsored a neighborhood meeting at 6 p.m. at the Desert Vista Community Center, 10360 Sun City Boulevard. There were four applicant's representatives and a city representative in attendance. The applicant made a presentation that focused on the following points regarding the application:
- Major Modification of Summerlin West Master plan
 - 1,700 units planned on approximately 314 acres (now down to 1,539)
 - Single family attached and detached product

Seventeen members of the public attended, and had the following questions/comments:

- **We don't want the Lake Mead Interchange.**
- **What types of product will there be?** There will be five types of product, one of which will be attached townhomes. The height will be limited to two stories.
- **Will there be any blasting?** If there will be any blasting it will be limited to along the westernmost perimeter of the development.
- **How will flooding be controlled?** There is a drainage channel along the eastern perimeter, between the development and 215.
- **How high will the Lake Mead interchange be?** Since the freeway is depressed the bridge will be at grade.
- **When will the development be finished?** Completion will be between 2010 and 2012.
- **What will the new density be?** The overall density will be a little more than 5 dwelling units per acre.
- **What about dust?** The standard methods for dust suppression will be followed.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 314 Acres

B) *Existing Land Use*

Subject Property: Vacant

North: Vacant

South: Vacant

East: Public Right of Way (215), Sun City Summerlin

West: Vacant

C) *Planned Land Use*

Subject Property: SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel)

North: Clark County

South: SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), VC (Village Commercial)

East: Public Right of Way (215), Sun City Summerlin

West: Clark County

D) Existing Zoning

Subject Property: P-C (Planned Community Development)
North: County
South: P-C (Planned Community Development)
East: P-C (Planned Community Development)
West: P-C (Planned Community Development)

E) General Plan Compliance

The subject site is located in the Southwest Sector of the General Plan as part of the Summerlin Development Agreement Area. The site has a land use designation of SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) which was modified by the approval of a Major Modification (MOD-12395). The subject site is in compliance with the General Plan and the Summerlin Development Agreement.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Summerlin	X	
Special Overlay District		X
Trails	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Trails

The Beltway Trail is located along the eastern boundary of the subject site. This trail is part of the Beltway and will be developed by the City of Las Vegas and Clark County.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

18.12.100 Private street requirements

Private streets must comply with applicable City standards and with the following requirements:

(A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.

B) General Analysis and Discussion

The requested waiver is to allow 33-foot wide private streets with parking on one side within Danbury and Petaluma, proposed single family attached products, and Ventana, a single family residential product.

Single family residential, as well as single family attached products (townhomes), are required by Title 18 to have a minimum private street width of 37-feet from back of curb to back of curb if “L” curb is proposed, and 39-feet back of curb to back of curb if roll curb is proposed therefore necessitating this waiver. Public Works recommends approval to the Request for a Waiver of Title 18.12.100 to allow 33-foot private streets where 37 feet is required as long as the “no parking” side is marked accordingly. The recommended conditions address this issue. We note that the Danbury and Petaluma products, which are single family attached units, are designed without driveways and are designed with units along private drives where parking is not permitted. We question parking availability to residents and guests within these developments.

We also note that offset street crowns and “A” curbing are shown on the proposed 33-foot wide private street sections. These requests are deviations from current City standards and require approval from the City Engineer.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 438 by Planning Department

APPROVALS 0

PROTESTS 1